

CITY COUNCIL

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CITY OF ORLAND

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Peter R. Carr

Housing Policy Department
Received on:

JUN 21 2012

June 12, 2012

Housing and Community Development
Division of Housing Policy Department
P. O. Box 952053
Sacramento, CA 94252-2053

RE: City of Orland General Plan and Housing Element Annual Progress Report

Dear Sir or Madam:

The City of Orland is pleased to submit to you its 2011 General Plan and Housing Element Annual Progress Report as required by Government Code §65400. With the exception of the Housing Element, the City last updated its General Plan in February, 2012. The City adopted its Housing Element on March 15, 2010 and adopted a subsequent amendment to the Element addressing the City's RHNA numbers in October of 2011. In both instances the City worked with HCD on the adoption of the Element and HCD has certified both versions of the City's Housing Element document as required.

It is specifically noted to HCD at this time that one of the components of the City's adopted Housing Element implementation rezoning program was not favorably considered and approved by the City of Orland as part of the public hearing and adoption process for the City's updated General Plan. Specially, the City's Housing Element identifies that certain property in northeast Orland known as the Blair III property would be considered for rezoning to the R-3 – Residential Multiple Family Zone district to assist in providing adequate locations to accommodate the City's RHNA unit allocation. To accommodate the identified rezoning request, an amendment to the City's General Plan was necessary as the property is currently designated with the Low Density land use designation. As indicated above, the General Plan Amendment proposal was not approved and thus the City cannot by law rezone the property as noted in the Housing Element.

City staff does not believe that this presents a problem nor policy inconsistency as the City has adequate capacity in other locations and on other sites within the City to accommodate the City's RHNA unit allocation number. The City does not plan on taking any further action to rezone or re-designate the Blair III property and will address this matter as part of its forthcoming 2014 Housing Element update. It is also noted that during the reporting period the City has not denied a Conditional Use Permit for any multiple-family residential project nor have any of the City's development policies or procedures caused harm or undue delay to any project proposing the development of housing within the City.

During the planning period, the City did not process and take action on any general plan amendments nor did the City initiate or consider any planning activities to include master plans, specific plans or annexations. Further, the City has not initiated or received any major development application requests for processing. The City of Orland did not identify any

impediments to the production of affordable housing due to City requirements or processes and no City requirement or process was identified by person doing business with the City as being an undue burden on the production of housing.

The Orland City Council reviewed and accepted the attached APR at the Council's regular meeting of May 21, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter R. Carr". The signature is fluid and cursive, with the first name "Peter" being more prominent than the last name "Carr".

Peter R. Carr
City Manager

cc: Janet Wackerman, Grants Administrator
Nancy Sailsbery, Community Services Department Director

CERTIFICATE OF ACCURACY

The undersigned in the capacity of City Manager on behalf of the City of Orland has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information that has been provided herein is true and correct.



Peter R. Carr
City Manager

Date 6/12/2012



City of Orland

2011 City of Orland General Plan Annual Progress Report

Submitted By:
City of Orland
815 Fourth Street
Orland, CA 95963

May 2012

City of Orland
2011 General Plan and Housing Element Annual Progress Report

Introduction:

Pursuant to California Government Code Section 65400, this report has been prepared as an update to the Orland City Council regarding the status of the City's General Plan and the past year's progress toward its implementation. It is also an update to the Council on progress made by the City to accommodate its share of regional housing needs as determined by the California Department of Housing and Community Development (HCD) and efforts made by the City to remove governmental constraints to the maintenance, improvement, and development of housing as described in the City's Housing Element.

The regional housing needs and governmental constraints analysis consists of forms prescribed by HCD that are included as an attachment to this report. However, in order to make the information regarding regional housing needs more accessible to the City, a brief description on the purpose for the analysis and a summary of its results have been provided following the discussion of General Plan programs.

Purpose of the General Plan:

The General Plan, simply described, is the City's "constitution" for development. It is an effort by the City to consider and respond to the needs and expectations of its residents concerning future development. This "constitution" is formatted within the legal framework established by the State at the time of adoption and is based on knowledge of existing potentials and limitations concerning the City of Orland at that time. The General Plan was developed through establishing basic goals and implementation measures to resolve and/or direct significant community issues.

In addition to the City referring to this document when dealing with matters affecting the physical, economic, and social development of the community, the General Plan is also referred to by individuals or businesses contemplating potential development activity within the community. Goals in the General Plan also assist the City Council in seeking grants and other funding to address local issues and needs.

Status of the General Plan:

The current City of Orland General Plan was adopted by the Orland City Council on February 21, 2012, after a multi-year process which began in late 2008 and which involved significant public outreach and public hearing processes and a lengthy environmental review effort. The City's current Housing Element was originally adopted on March 15, 2010, with subsequent errata and technical amendments occurring on July 19, 2010, and in October 2011 to address statistical data errors and post-adoption numerical changes. The City Council reviewed and approved the revised Housing Element in October 2011 with remaining State certification. At the time the recently adopted General Plan was prepared, the State's General Plan Guidelines were consulted and all elements of the General Plan were made consistent with these guidelines.

There were no amendments to the General Plan proposed, considered or approved in the previous year as the document was being comprehensively updated and all proposed plan amendments were incorporated into the General Plan update effort. The 2008-2028 General Plan incorporated all State planning law changes occurring since the adoption of the City's previous plan in 2003.

In summary, the City's recently adopted General Plan will be a valid and useful document moving well into the future and the City's previous General Plan, which is the document used as the basis for this report, continues to provide adequate guidance and direction for the City as intended prior to and during the recently completed comprehensive General Plan Update effort.

Implementation of the General Plan:

While it is neither the purpose of, nor the intention that the annual progress report provide an in-depth analysis on the implementation of each and every policy and program contained in the General Plan, it is nevertheless worthwhile to reflect upon those programs that the City has yet to implement, those that the City could better implement, and those that the City has been particularly successful with. Where deficiencies have been identified, the City will want to consider taking the necessary actions to address these items.

The following table provides an outline of the goals, policies, and programs contained in each element of the 2003 General Plan which is the document that formed the basis of this report.

Table 1
General Plan Goals, Policies, and Programs

Land Use Element

<u>Goal 1.1:</u>	Maintain and promote the qualities that make Orland a desirable community.
Policy 1.1.A:	Ensure that development projects and other improvements conform to an overall plan for the community and that consideration is given to the configuration of adjacent areas to be developed in the future.
Program 1.1.A.1:	Prepare revisions to the comprehensive City Code which organizes and updates existing resolutions and ordinances of the City to ensure consistency with the adopted General Plan.
Program 1.1.A.2:	Upon completion of a revision to the comprehensive City Code, the Planning Commission shall conduct a review of planning and development codes to identify sections that require clarification or additional detail, including, but not limited to: <ul style="list-style-type: none">• Revising zoning classifications for consistency with the General Plan• Provisions for in-home businesses• Allowed uses in each zoning category

- Regulations for advertising signs
 - Maximum structure height
 - Resolution of previous Residential Trailer designations
- Program 1.1.A.3: Upon completion of Zoning Ordinance revisions, revise zoning designations of specific parcels as necessary to achieve consistency between the General Plan and the zoning designations within the City.
- Program 1.1.A.4: Prepare and adopt permanent Design Guidelines for the review of residential, commercial, and industrial development projects.
- Program 1.1.A.5: Prepare and adopt a Design Review process.
- Program 1.1.A.6: Develop a comprehensive annexation program for annexation of lands outside the present City limits to allow for coordinated, long-term planning and to reduce approval of incompatible uses on unincorporated land adjacent to the City.
- Policy 1.1.B: Encourage the preservation and restoration of significant historic structures.
- Program 1.1.B.1: Develop and enact programs for rehabilitation and repair of existing sound residential, commercial and industrial buildings.
- Program 1.1.B.2: Develop a more active program to remove blight and seriously sub-standard buildings, including methods for more effective enforcement of City Ordinances.
- Policy 1.1.C: Endeavor to develop a positive, functional working relationship with government and other significant entities.
- Program 1.1.C.1: Work for near- and long-term solutions to impediments to development posed by the current Orland Unit Water Users Association irrigation canal system. At completion of pending technical studies, pursue the best of the feasible long-term solution alternatives.
- Program 1.1.C.2: Develop a list of approved street trees for non-agricultural uses within the City.
- Goal 1.2:** Create and maintain neighborhoods that reflect the high quality of life in Orland.
- Policy 1.2.A: Develop tools and controls that enable the City to guide residential growth, improvements, and development.
- Program 1.2.A.1: Following the adoption of the General Plan, the City shall develop and adopt subdivision design guidelines.
- Program 1.2.A.2: Following the adoption of the General Plan, the City shall develop and adopt standards for the construction of multi-family housing.
- Program 1.2.A.3: The City may amend its zoning ordinance to support a minimum square footage per unit, and multiple units per parcel size.
- Program 1.2.A.4: The City may restrict or prohibit residential development next to industrially or agriculturally designated or developed land to avoid conflict. The City may also increase setbacks to avoid conflict as a function of the development approval process.

Program 1.2.A.5: The City may allow Planned Development Zone Districts to modify standard development requirements consistent with the General Plan. Modifications to the Standard Zone District should occur only when current and future community benefit has been determined, and the long-term impacts of the modification analyzed.

Goal 1.3: Promote the expansion and retention of existing commercial establishments and encourage new commercial development in the City.

Policy 1.3.A: The City shall promote addition, renewal and retention of business within the City, in a manner that contributes to the high quality of life in Orland.

Program 1.3.A.1: The City shall prepare and adopt design criteria for non-residential structures. The criteria should:

- Have clearly stated design goals and themes
- Be objectively measureable
- Provide a series of design options for the project description designer(s)
- Incorporate incentives for good design.
- Not unnecessarily delay the review process for projects
- Apply to both new development and exterior remodel

Program 1.3.A.2: When reviewing requests for commercial uses in residential neighborhoods, the City shall ensure that the integrity of the neighborhood is not compromised.

Policy 1.3.B: The City shall encourage businesses that bolster and fortify the downtown.

Policy 1.3.C: The City shall develop separate standards for each commercial area, including special planning areas, business parks, downtown, or other employment center. The commercial areas may provide for a mix of residential and commercial uses as appropriate and as approved through master planning by the City.

Goal 1.4: Promote economic growth in the City of Orland through attraction and retention of industry in order to best afford employment opportunity and the maximum availability of goods and services within the community.

Policy 1.4.A: Endeavor to provide suitable sites for development of industrial uses within the City.

Policy 1.4.B: Avoid development which results in land use incompatibility. Specifically, avoid locating objectionable land uses within residential neighborhoods and protect areas designated for existing and future industrial uses from encroachment by sensitive (residential) uses.

Policy 1.4.B.1: The city shall periodically review the industrial and commercial land use designations to ensure that there is an adequate mix of parcel sizes, zoning and infrastructure to accommodate new development.

Policy 1.4.B.2: The City shall incorporate design buffers between potentially incompatible land uses and may restrict new land uses from compromising existing businesses from operations.

Circulation Element

- Goal 2.1:** Plan for, provide and maintain a circulation system that permits the safe and efficient movement of people and goods throughout the City and Orland Planning Area.
- Policy 2.1.A: Develop and maintain a network of roads that is compatible with the general land use patterns of the City.
- Policy 2.1.B: Develop a vehicular circulation system that is safe and sensitive to adjoining land uses.
- Program 2.1.B.1: The circulation system shall be designed to minimize excessive noise impacts on sensitive land uses. New development shall mitigate noise impacts in accordance with the requirements of the noise element.
- Policy 2.1.C: Develop a public transportation system that ensures the mobility needs of City residents are met in the most economically efficient manner as feasible.
- Policy 2.1.D: Discourage through-traffic on local streets in residential areas.
- Program 2.1.D.1: Should it be determined that a local street is carrying an unacceptable level of through traffic, the City may implement appropriate means to reduce traffic through creation of one-way traffic flow, installation of traffic diversion devices, and/or any other means deemed to be acceptable.
- Program 2.1.D.2: Residential subdivisions shall be designed to encourage access from Local streets as a bypass to Arterial streets.
- Policy 2.1.E: Additional landscape design requirements will be considered for new projects along the entryways into the City. Maintenance of these areas may be included in a Maintenance District established by the City.
- Goal 2.2:** Establish a system of high-standard local, collector and arterial roads to reduce travel time and improve traffic safety that is consistent with the land use patterns of the City.
- Policy 2.2.A: Locations of Major Collector street intersections with Arterial streets shall be fixed by the Circulation Plan map. Roadway dedications and development design shall implement the Circulation Plan. Location of Major Collector alignments in newly developing areas shall be logical and efficient, and established early in the development process to assist in the consistent design of subdivisions. No development will be allowed to be constructed which would conflict with future planned streets or setbacks.
- Program 2.2.A.1: The City will encourage property owners in newly developing areas to prepare Master Plans or Specific Plans that identify future major street alignments. The City will participate in the design of street alignments in advance of development to ensure consistent and logical design of the circulation system.
- Program 2.2.A.2: The City will strive to develop a working relationship with Glenn County such that it may best coordinate future major street alignments.
- Program 2.2.A.3: The City may pursue the reservation of right-of-way and define specific development standards and requirements through the preparation and adoption of Roadway Plan Lines.

- Policy 2.2.B: Coordinate planning and development of the circulation system with development approvals throughout the City and Planning Area. All proposed land division shall be legally accessible by an improved public street.
- Program 2.2.B.1: The City's functional street classification system shall include Arterial streets, Major and Minor Collector streets, and Local streets.
- Program 2.2.B.2: The City shall prepare and adopt Standard Plans and Specifications for all streets and roads including the following guidelines and standards (see Circulation Element for street standards).
- Policy 2.2.C: All streets, roads, and easements within the City and Orland Planning Area shall be offered for dedication to the City and all improvements and right-of-ways shall be developed to City Standards.
- Program 2.2.C.1: Ultimate right-of-way shall be dedicated and/or developed to the appropriate width when a zone change to a greater density or intensity, division of property, or when new development or major remodeling occurs.
- Policy 2.2.D: On developed streets, where the existing right-of-way does not meet the current standards, the City will adopt programs to acquire the ultimate right-of-way where practical for Arterial, Major and Minor Collector streets. Funding mechanisms may include traffic impact fees collected from all new development.
- Program 2.2.D.1: The City will include the acquisition of right-of-way, and the construction or reconstruction of streets in its Capital Improvement Program. The City reserves the right to reduce the ultimate right-of-way to avoid existing development for the construction of a travelway that generally meets the street classification standards, by reducing the area provided for landscaping, utilities, parking and other non-travel use.
- Program 2.2.D.2: Additional right-of-way on the east side of Papst Avenue, 400 feet south of Bryant Street, and at Papst and Highway 32 will be acquired for City Standard road widths. At Papst and Yolo Streets, right-of-way will be acquired and intersection will be re-aligned to improve the north/south curve.
- Policy 2.2.E: New development shall be required to mitigate traffic impacts associated with the project on the Freeways, Arterial streets, Major and Minor Collector streets, and Local streets.
- Program 2.2.E.1: Traffic studies of affected streets may be required as part of the environmental assessment of proposed projects to assure citywide traffic service levels are maintained.

Traffic studies shall include level-of-service forecasts to account for individual and cumulative major land use changes in the City. Level-of-service forecasts shall be used to identify deficient roadways and update street improvement plans and priorities.

- Policy 2.2.F: The City shall promote an active policy of consolidating driveways, access points and curb cuts along existing developed Arterial streets when a zone change to a greater density or intensity, division of property, or new development or a major remodeling occurs. The use of common driveways may be required as a condition for obtaining an encroachment onto a City dedicated road.
- Policy 2.2.G: Locations of truck routes shall be fixed as designated on the Truck Route Map. The City shall maintain and enforce designated truck routes.
- Program 2.2.G.1: The City shall periodically review the list of streets designated as truck routes, and provide public notification of any changes to the truck route system.
- Policy 2.2.H: To help ensure that adequate and safe travelways can be developed through existing developed areas of the City, right-of-way standards for each classification may be modified.
- Policy 2.2.I: To insure emergency access and response, new development in the City and Planning area will require circulation improvements that provide a second means of access for police, fire, and medical vehicles. The City and County will coordinate street naming and addressing to assure prompt emergency response.
- Policy 2.2.J: For commercial and industrial uses, improve access to road and rail service in a cost effective manner to facilitate their economic development.
- Policy 2.2.K: Proposed streets may vary from the location shown on the circulation plan provided that they intersect with existing streets and the following circumstances and situations exist:
- a) There must be circumstances surrounding the applicant's situation, limited to the physical conditions of the property, which are unique in that other property in the area does not have the same conditions. The unique circumstances must cause hardship to the property owner to justify the authorization to deviate from the planned road location.
 - b) A deviation from this requirement shall not be granted if it will adversely affect the interests of the public or the interests of other residents and property owners within the vicinity of the premises in question.
 - c) A deviation may be authorized when it is also considered as being consistent with the objectives of the Area General Plan.
 - d) The mere existence of a peculiar situation which will result in unnecessary hardship to the applicant does not necessarily require the granting of a deviation.
 - e) The granting of a deviation must not constitute the granting of a "special privilege" inconsistent with the limitations on other nearby properties.
- Policy 2.2.L: Each parcel that is developed within the Planning Area shall provide for street connections to adjacent parcels within the Planning Area.

Goal 2.3: Formulate and adopt circulation design and improvement standards that require a level of service consistent with the demands generated by proposed development, public safety, and the efficient use of public and private resources and which are uniformly applied in the Orland Planning Area.

Policy 2.3.A: Construct street and highway improvements to maintain an overall daily roadway Level of Service of “C” and a p.m. peak hour intersection Level of Service of “D” or better unless other public health, safety, or welfare factors determine otherwise.

Policy 2.3.B: Establish an inventory of City roads which will determine priorities for meeting circulation and transportation needs. Transportation projects shall be prioritized with emphasis on reducing traffic congestion and improving traffic circulation.

Policy 2.3.C: Install traffic control devices at intersections as needed for public health and safety and to reduce traffic congestion at key intersections throughout the City.

Program 2.3.C.1: Improve intersections operating at less than p.m. peak hour Level of Service “D” conditions by adding appropriate turning lanes to congested approaches, widening intersection approaches, or installing traffic signals:

Signalization shall be predicated upon a warrant analysis, public safety and the discretion of the City. Signalization shall be considered at, but not limited to, the following intersections: a) South and Sixth Streets; b) Date and Sixth Streets; c) Papst and Walker Streets; d) I-5 northbound ramps and SR 32; e) I-5 southbound ramps and SR 32; f) Newville Road and County Road HH.

Realign intersections of Papst and Yolo Streets and County Road HH and County Road 14.

Complete road connections at Papst and County Road 13 and Rennat and Almond Way.

Complete design standards for development of Robbins Alley and Bonnie Lane.

Refer to Caltrans any request to signalize a State Route located in the City.

Goal 2.4: Achieve a coordinated regional and local transportation system that minimizes traffic congestion and efficiently serves users.

Policy 2.4.A: Local circulation system improvements shall be consistent with the goals and objectives of the Glenn County Regional Transportation Plan.

Policy 2.4.B: Work with Caltrans to identify needed improvements to its highway facilities in the City and implement necessary programs to assist in improving State Route interchanges/intersections with local roadways.

Program 2.4.B.1: Encourage the State Department of Transportation to complete two projects: realign Highway 32 in the vicinity of Sixth and Eighth Streets and improve alignment of intersections and widen Highway 32 east of Papst Avenue.

Policy 2.4.C: Coordinate local transportation plans with regional plans to ensure eligibility for state and federal funding.

Goal 2.5: Provide for parking and loading facilities while encouraging alternative means of transportation.

Policy 2.5.A: Encourage shared parking facilities for both private businesses and public agencies.

Program 2.5.A.1: Adjacent parking areas for large commercial and professional developments should be designed to allow interconnection and free flow of traffic between those facilities. Access easements and agreements should be obtained during the development process to ensure future access.

Policy 2.5.B: Reserve on-street parking in commercial areas for short-term users.

Program 2.5.B.1: Parking standards shall be evaluated for new development to ensure that parking requirements are satisfied within walking distance of the commercial areas.

Policy 2.5.C: Encourage the use of car-pooling, vanpooling and flexible employment hours.

Program 2.5.C.1: New development shall consider Transportation System Management and Transportation Demand Management as strategies for the mitigation of traffic and parking congestion. Public transit, traffic management, ride sharing and parking management are to be used to the greatest extent practical.

Policy 2.5.D: Support the use of the fairgrounds parking lot for car pool parking.

Goal 2.6: Provide transportation alternatives to the automobile.

Policy 2.6.A: Planning and development of Arterial and Major Collector streets shall include design features that can be used as public transit stops.

Program 2.6.A.1: Where right-of-way allows, Arterial and Major Collector streets shall be designed to provide bus pull-outs.

Policy 2.6.B: Coordinate with regional transit planners to determine the feasibility of developing and/or improving commuter bus and rail service.

Policy 2.6.C: Coordination of other social service transit providers including schools, health services, and others should be recognized in the planning of the circulation system. The City shall continue to support the continuation of transportation programs provided by social service agencies, particularly those serving persons with disabilities, or other limitations.

- Goal 2.7:** Promote maximum opportunities for pedestrian traffic throughout the City by continuing to develop and maintain a safe sidewalk system.
- Policy 2.7.A: Adequate sidewalks shall be planned and constructed in connection with street construction work in the City. Where existing roads may require additional right-of-way to accommodate full improvements including sidewalks, and where it is impractical to acquire sufficient right-of-way, the vehicle travelway will be the first priority.
- Policy 2.7.B: Subdivision layouts shall include designs that promote pedestrian circulation in a safe and efficient manner.
- Program 2.7.B.1: Implement street standards that include sidewalk or walkways on both sides of streets, where appropriate.
- Policy 2.7.C: Bicycle lanes should be established where feasible along Major and Minor Collectors in newly developing areas. A bicycle route system should be identified which serves the existing developed City. Where bicycle lanes are proposed they should be considered a shared facility with vehicular traffic on the street.
- Policy 2.7.D: Encourage existing facilities, and require future facilities to conform to the American Disabilities Act provisions requiring access for disabled persons.
- Goal 2.8:** Contribute toward improving the air quality of the region through more efficient use of private vehicles and increased use of alternative transportation modes.
- Policy 2.8.A: Maintain and improve, where possible, environmental quality by the design of the circulation system and alternate forms of transportation.
- Policy 2.8.B: Support coordination with other cities, the County and planning agencies concerning land use and transportation planning as a means of improving air quality.
- Policy 2.8.C: Encourage the development of employment opportunities in Orland to reduce the need to commute to other communities for employment.
- Policy 2.8.D: Support the expansion and improvement of transit systems and ride sharing programs to reduce the production of automobile emissions.
- Policy 2.8.E: Support the use of alternate fueled vehicles and fueling stations for Public Transit Vehicles, City and private vehicles.
- Goal 2.9:** Plan for, create, and maintain the system of transportation infrastructure in the City that includes sewer, water, storm drainage, irrigation facilities, pipelines, electrical and communication networks.
- Policy 2.9.A: The City incorporates by reference any Master Plans for Sewer, Wastewater Treatment, Water, Storm Drainage, and other infrastructure master plans approved and adopted by the City. The City will continue to work in cooperation with public utilities.

City of Orland
2011 Annual Progress Report for the
General Plan and Housing Element
Safety and Seismic Safety Element

- Goal 3.1:** To ensure that the City of Orland and involved local agencies are able to effectively respond to emergency situations that may threaten the people and property of Orland.
- Policy 3.1.A: The City shall work toward cultivating and maintaining a relationship with other agencies that improve the City's ability to serve and protect the citizens of Orland.
- Policy 3.1.B: The City shall continue participation in emergency preparedness planning with Glenn County.
- Program 3.1.B.1: The City shall review procedures for local implementation of the County Emergency Operations Plan (EOP) and help to educate the community on the need for emergency preparedness.
- Program 3.1.B.2: The City shall pursue adoption of the State of California Standardized Emergency Management System (SEMS).
- Goal 3.2:** To minimize the risk of personal injury and property damage resulting from flooding.
- Policy 3.2.A: The City will work to develop and implement flood control strategies for the City of Orland.
- Program 3.2.A.1: The City may adopt new standards to ensure flood safety in new construction.
- Program 3.2.A.2: New development projects shall be designed to avoid increases in peak storm runoff levels.
- Program 3.2.A.3: All privately owned storm drainage basins and systems shall have a mechanism to reimburse the City for maintenance should the private maintenance fail.
- Program 3.2.A.4: For any project that may affect a Caltrans facility, the City shall submit hydrologic/hydraulic study information and drainage plans for buildings, streets, parking, etc., to Caltrans in order that they may adequately evaluate impacts upon the State's rights-of-way and drainage facilities.
- Policy 3.2.B: New development shall not be approved in areas which are subject to flooding without prior review and approval of plans for improvements which provide a minimum flood protection level equal to the 100 year occurrence storm event.
- Policy 3.2.C: Development of habitable or commercial structures within the 100-year floodplain must be completely mitigated through proper design.
- Goal 3.3:** To protect people and property within the City of Orland against fire related loss and damage.
- Policy 3.3.A: Maintain current levels of service for fire protection by continuing to require development to provide and/or fund fire protection facilities, operations, and maintenance.
- Program 3.3.A.1: Develop and adopt standards for fire suppression facilities, including water supply and distribution system standards, and fire hydrant spacing.

- Program 3.3.A.2: Review the need for automatic fire protection sprinklers within new residential and commercial development. If needed, incorporate such requirements within the City Building Code.
- Program 3.3.A.3: Require all new development to design public facility improvements to ensure that water volume and hydrant spacing are adequate to support efficient and effective fire suppression.
- Program 3.3.A.4: The City shall consider amending existing ordinances or adopting a new ordinance that requires clear and recognizable addresses for all structures within the City of Orland.
- Program 3.3.A.5: Enforce the requirements of Public Resources Code Sections 4290 and 4291 on all development projects. This includes, but is not limited to, the following:
- Maintain roofs of structures free of vegetative growth.
 - Remove any portion of trees growing within ten (10) feet of chimney/stovepipe outlets.
 - Maintain screens over chimney/stovepipe outlets or other devices that burn any solid or liquid fuel.
- Policy 3.3.B: Orland shall strive to improve the City's current Insurance Service Office (ISO) rating of four for safety and associated economic benefits.

Goal 3.4:

- To minimize the threat of personal injury and property damage due to seismic and geologic hazards.
- Policy 3.4.A: Consider the potential for expansive soils and earthquake related hazards when reviewing applications for developments.
- Program 3.4.A.1: The City may require that a soils report, prepared by a licensed soils engineer, be required for all projects within areas of identified soils limitations. Soils reports shall evaluate shrink/swell and liquefaction potential of sites and recommend measures to minimize unstable soil hazards.
- Program 3.4.A.2: Public buildings and areas designed for assembly will be constructed to meet seismic safety standards.
- Program 3.4.A.3: The City will work with owners of existing buildings to encourage structural improvements to meet current seismic standards.
- Program 3.4.A.4: The City may consider funding options to assist property owners with costs related to seismic safety structural improvements.
- Policy 3.4.B: Applications for projects that extract groundwater, oil, or gas shall include a report evaluating the potential for resulting subsidence. Reports shall discuss appropriate mitigation measures to reduce the potential for subsidence.

Goal 3.5:

- To minimize the risk of personal injury, property damage, and environmental degradation resulting from the use, transport, disposal, and release/discharge of hazardous materials.
- Policy 3.5.A: The City will continue to work with Glenn County to manage hazardous waste.

- Program 3.5.A.1: The City will continue to coordinate hazardous waste management programs with the Glenn County Hazardous Waste Management Plan and the Glenn County Emergency Operations Plan.
- Program 3.5.A.2: The City will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Health Department to ensure compliance with applicable State and local regulations.
- Program 3.5.A.3: Any use which uses or manufactures hazardous substances within one-quarter mile of any existing or proposed school shall only be permitted when authorized by a conditional use permit, with ample assurances that the students will not be placed in a hazardous environment.
- Policy 3.5.B: The City will encourage Hazardous Materials First Responder Operational (HMFRO) training and certification for appropriate public safety personnel.

Goal 3.6: Minimize the potential for hazards related to rail service in and around the City of Orland.

- Policy 3.6.1: Rail related hazards shall be considered prior to approval of new development projects and roadway improvements in the immediate vicinity of the Union Pacific Railroad tracks.
- Program 3.6.A.1: The City shall consult with the Union Pacific Railroad Company to determine ways to minimize hazards related to at-grade rail crossings within Orland.
- Program 3.6.B.2: The City shall endeavor to monitor the operation of at-grade crossings within the City limits and shall immediately report any problems with gate function to the rail line operator.

Open Space and Conservation Element

- Goal 4.1:** Promote and protect the continued viability of agriculture surrounding Orland.
- Policy 4.1.A: Encourage the development and redevelopment of property within the City Limits.
- Policy 4.1.B: Direct urban development to areas where agricultural operations are already constrained by existing non-agricultural uses.
- Policy 4.1.C: During the project review process, address the impacts of siting environmentally sensitive uses in areas where conflicts with agricultural production and processing activities may result. The City may require establishment of buffers between the new urban use and the existing agricultural use.
- Policy 4.1.D: The City shall work with the Orland Unit Water Users Association and the Federal Bureau of Reclamation to develop a comprehensive plan to address safety, continued use, viability and access for irrigation facilities within the General Plan Area.

- Policy 4.1.E: The City shall refer all development requests adjacent to, or affecting facilities owned and operated by the Orland Unit Water Users Association to the Association for review and comment prior to consideration by the City.
- Policy 4.1.F: Maintain buffer zones around areas of existing and planned agricultural processing activities. Do not permit sensitive uses to encroach within the buffer zones.
- Policy 4.1.G: Buffer zones surrounding agricultural processing plants may vary in width based upon existing and proposed uses, as well as whether vegetation screens are incorporated to improve buffer effectiveness.
Note: Noise related standards for locating sensitive development in the vicinity of processing plants are contained in the Noise Element.
- Policy 4.1.H: Work with Glenn County to identify and adopt City/County “Areas of Mutual Concern.” Also consider standard mitigation measures to reduce impacts of development on agricultural activities.
- Goal 4.2:** Ensure that all mining activity is appropriately permitted and that mines are effectively reclaimed.
- Policy 4.2.A: No mineral, gas or other natural resource extraction shall occur within the City limits of Orland without prior review and approval of the activity by the City.
- Policy 4.2.B: Ensure that mineral extraction activities within the Orland planning area conform to the State Mining and Reclamation Act (SMARA) requirements, including financial assurances and reclamation plans.
- Program 4.2.B.1: Establish a working relationship with landowners subject to SMARA to develop reclamation plans that provide beneficial opportunities to both the City of Orland and the subject property landowners.
- Program 4.2.B.2: Consider the creation of policy and financial mechanisms to provide for public ownership of former aggregate extraction sites adjacent to waterways for the purposes of providing open space and public access.
- Program 4.2.B.3: Endeavor to define a range of funding and financing opportunities to supplement plans and other options for lands subject to reclamation under SMARA.
- Goal 4.3:** Minimize impacts to wildlife and wildlife habitat as new development occurs within the Orland planning area.
- Policy 4.3.A: Where appropriate, apply mitigation measures to development projects to minimize impacts to biological resources during all stages of development including grading, construction and occupancy.
- Policy 4.3.B: Consider opportunities for habitat preservation, enhancement, and creation in conjunction with public facility projects, particularly storm drainage facilities.

Policy 4.3.C: Applicants for new development proposals shall be responsible for costs related to determining the potential for occurrence of protected plant and wildlife species within the proposed project area. City staff shall make determination of the degree of field investigation required.

Policy 4.3.D: If the presence of protected species is determined to be likely, the project applicant shall be responsible for all costs associated with investigating species presence and preparation of any required mitigation plans.

Goal 4.4: Maintain and protect air quality within the City of Orland at acceptable levels as defined by state and federal standards.

Policy 4.4.A: During the project review process, work to minimize adverse affects of odor and emissions generated by industrial uses.

Policy 4.4.B: Work with the Glenn County Air Quality Management District in efforts to maintain air quality standards and to minimize air quality impacts associated with new development.

Goal 4.5 Conserve, enhance and manage water resources, protect their quality, and assure an adequate long-term supply of water for domestic, agricultural, industrial and recreational use.

Policy 4.5.A: Ensure that new development complies with State and federal regulations and standards in order to maintain and improve water quality.

Program 4.5.A.1: Require applicants for new development projects to adhere to RWQCB discharge standards, including identifying specific measures for minimizing project related erosion and resulting siltation of surface water features.

Program 4.5.A.2: Require that a grading and erosion control plan be submitted with each tentative parcel and tentative subdivision map prior to action by the City. Standard RWQCB best management practices (BMP) shall be incorporated in these plans as a means to control runoff and minimize erosion impacts.

Program 4.5.A.3: Ensure that new development has a minimal impact on natural drainage channels and flow capacity.

Policy 4.5.B: Reduce the potential for sediment and other pollutants to contaminate surface and ground water resources.

Program 4.5.B.1: Where feasible, maintain the natural condition of waterways and floodplains and protect watersheds to ensure adequate ground water recharge and water quality.

Program 4.5.B.2: Require that new development at a density greater than one unit per acre and commercial and industrial areas annexed to the City be connected to the City's wastewater collection system. Existing residential development and individual homes where septic systems have failed also may be connected to the system.

Program 4.5.B.3: Review City standards for drainage structures and, if determined appropriate, adopt requirements for grease and sediment traps for roads and parking lots to improve water quality of urban runoff.

Policy 4.5.C: Encourage water conservation as a means of conserving not only water but also minimizing energy consumption and costs associated with pumping and delivery systems.

Goal 4.6: Protect the quantity and quality of community water supplies.

Policy 4.6.A: Ensure that groundwater resources in the vicinity of Orland are protected from contamination.

Program 4.6.A.1: Require wells located on land annexed to the City and served by City water service to be properly abandoned or all possibility of cross connection with the City water system eliminated in accordance with Glenn County Health Department guidelines.

Program 4.6.A.2: Ensure that all City wells are operated and maintained to meet California Department of Health Services standards for public drinking water supplies.

Policy 4.6.B: Avoid wasteful use of water within the planning area.

Program 4.6.B.1: Promote the use of water-conserving devices and practices in both new construction and major alterations and additions to existing buildings.

Program 4.6.C: Develop and implement methods for equitably distributing costs associated with providing water service to new development, including impact mitigation fees where warranted.

Goal 4.7: Provide quality wastewater service to City residents.

Policy 4.7.A: Ensure that sufficient wastewater treatment capacity is available to serve anticipated growth.

Program 4.7.A.1: Encourage the annexation of all land on City services in unincorporated areas, and require annexation to the City as a condition of extending City services.

Program 4.7.B: Develop and implement methods for equitably distributing costs associated with providing wastewater service to new development, including impact mitigation fees where warranted.

Goal 4.8: Develop and sustain an integrated and cohesively designed park system that is complimentary to existing and proposed development as well as the natural environment. This shall include development and maintenance of a network of recreational trails, bicycle lanes and bikeways.

Policy 4.8.A: The City shall develop park and recreation standards for the City of Orland.

Policy 4.8.B: Provide adequate parkland acreage and facilities in both location and size to meet the recreational needs of existing and future residents.

Program 4.8.B.1: Provide neighborhood parks within easy walking distance of residential neighborhoods they are to serve, placing a priority on acquisition of those parks or adding improvements in those areas where recreation facilities are currently limited or non-existent.

Program 4.8.B.2: Require common open space areas with appropriate recreation area and facilities in each multiple family development of over 20 units.

- Program 4.8.B.3: Plan and design for linkage opportunities between community, City, County, State and Federal park and open space systems as well as the recreational facilities throughout private developments where deemed necessary and appropriate.
- Program 4.8.B.4: Review development proposals for consistency with this element and require easements, dedications, and improvements when necessary.
- Policy 4.8.C: Encourage development and implementation of a City of Orland Recreation Master Plan.
- Policy 4.8.D: Consider and explore all available financing and acquisition methods, tools, and techniques in the development and maintenance of park and recreation facilities.
- Program 4.8.D.1: To the maximum extent possible, the City should explore means by which ongoing maintenance for the various facilities areas, and trails that compose parks system can be accomplished through cooperative-sharing, agreements with other public agencies, volunteer user groups, and/or private parties.

Goal 5.1: Protect citizens of Orland from the harmful effects of exposure to excessive noise. Additionally, protect existing noise-sensitive land uses from new uses that would generate noise levels that are incompatible with those uses, and discourage new noise-sensitive land uses from being developed near sources of high noise levels.

Policy 5.1.A: The interior and exterior noise level standards for noise-sensitive areas of new uses affected by traffic or railroad noise sources in the City of Orland are show in Table 5-1, below (see Noise Element for Table 5-1).

Policy 5.1.B: Where the noise level standards for Table 5-1 are predicted to be exceeded at new uses proposed within the City of Orland which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with Table 5-1 standards.

Policy 5.1.C: Assessment of traffic noise impacts within the City of Orland shall be based on projections of traffic volumes commensurate with cumulative buildout of the City of Orland.

Policy 5.1.D: If future railroad operations occur during nighttime hours (10 pm – 7 am), proposals for the development of new residential uses within 1,000 feet of railroad grade crossings should address noise impacts in terms of the potential for sleep disturbance in addition to the Table 5-1 standards.

Policy 5.1.E: If an acoustical analysis is required by the City of Orland to assess compliance with the City's Noise Element standards, it shall be prepared in accordance with Table 5-2, Requirements for Acoustical Analyses Prepared in Orland (see Noise Element for Table 5-2).

Policy 5.1.F: The interior and exterior noise level standards for noise-sensitive areas of new uses affected by non-transportation noise sources in the City of Orland are shown by Table 5-3, below (see Noise Element for Table 5-3).

Program 5.1.F.1: Table 5-2 standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds.

- Program 5.1.F.2: If the existing ambient noise level exceeds the standards of Table 5-2, then the noise level standards shall be increased at 5 dB increments to encompass the ambient noise.
- Policy 5.1.G: The Table 5-2 standards are applied to both new noise-sensitive land uses and new noise-generating uses, with the responsibility for noise mitigation placed on the new use.
- Policy 5.1.H: Where the noise level standards of Table 5-2 are predicted to be exceeded at new uses proposed within the City of Orland which are affected by or include non-transportation noise sources, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with Table 5-2 standards.
- Policy 5.1.J: Noise associated with construction activities shall be exempt from the noise standards cited in Table 5-2.
- Policy 5.1.K: Construction activities shall be limited to the hours of 7 am to 5 pm unless an exemption is received from the City to cover special circumstances.
- Policy 5.1.L: All internal combustion engines used in conjunction with construction activities shall be muffled according to the equipment manufacturer's requirements.

Housing Element

- Goal HE-1:** It is the goal of the City of Orland to promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.
- Policy HE-1.A: Maintain and enforce development standards that provide durable housing and safe neighborhoods for housing of all income levels.
- Program HE-1.A: The Building Division will inspect buildings for Health and Safety Standards and Building Code violations. City inspectors will provide information on the City's housing rehabilitation program to lower-income households with housing rehabilitation needs or found to have code violations.
- Policy HE-1.B: Encourage new development to integrate housing types serving a range of households.
- Program HE-1.B: Continue applying for Community Development Block Grant (CDBG) funding for this program. Programs for housing rehabilitation shall be publicized through the development of informational brochures made available at City Hall, the public library, and other public places as appropriate.
- Policy HE-1.C: Review all development plans and zoning requests to encourage a wide variety of neighborhoods and housing opportunities affordable to the City's labor force.
- Program HE-1.C: Continue to apply for and employ CDBG, HOME, and/or other funding for this program in the City. This program shall be publicized through the development of informational brochures made available at City Hall, the public library, and other public places as appropriate.

- Policy HE-1.D: Annually review the City General Plan Housing Element, and Municipal Code to analyze the effectiveness of the goals, policies, programs, and codes and assist in the development of housing for all Orland residents.
- Program HE-1.D: Evaluate measures that reduce infrastructure demands and consequently the need for public facilities to serve residential development on an annual basis. Analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact in housing costs, and modify the existing infrastructure planning and financing process as required. The City will examine the feasibility of using funding programs such as the CalHome Program and Mercy Loan Program.
- Policy HE-1.E: Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.
- Program HE-1.E: Review the General Plan and Housing Element on an annual basis, evaluating the effectiveness of the Housing Element in achieving goals and objectives, and update the data in the Housing Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Orland Planning Commission, the City Council and the Department of Housing and Community Development, as required by Government Code Section 65400.
- Policy HE-1.F: Facilitate the private rehabilitation of housing units through the identification of available funding sources and informing City residents of such sources.
- Program HE-1.F: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the ordinance in achieving goals and objectives and update the Zoning Ordinance to comply with new and revised state planning and zoning law requirements as needed.
- Program HE-1.G: Continuation of TAC meetings. The City shall review TAC procedures and standards of review in order to improve the effectiveness and efficiency of the review, and to provide clarity of review standards to project applicant. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups, and other interested parties as appropriate. The City will continue to provide information on standards and guidelines of TAC project review to potential developers and other interested parties.

Goal HE-2:

- It is the goal of the City of Orland to encourage the preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of all income groups, including the very low-, low-, and moderate-income groups.
- Policy HE-2.A: Identify adequate sites for the development of a variety of types of housing for the needs of all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The sites will be made available with appropriate zoning and development standards, and will have the public services and facilities needed to facilitate and encourage development.

Program HE-2.A: Part 1: In future annexations the City shall give high priority to areas designated Medium Density Residential and High Density Residential in the Orland General Plan. The City shall expedite the annexation applications from project applicants that propose medium- and high-density residential development. The City shall ensure the availability of suitable vacant sites for medium- and high-density residential development to meet RHNA targets by appropriately amending the General Plan and zoning designations as part of the comprehensive zoning code update and overall General Plan update and as necessary.

Part 2: To meet its regional housing need allocations, the City will facilitate the re-designation of the three sites listed below. These sites are already slated for re-designation in the City's Draft 2008-2028 General Plan and will allow the City to accommodate all of its RHNA for the 2007-2014 RHNA planning period. In addition to the General Plan re-designation of these sites, the City will make a text amendment to the R-3 zone to require a minimum of 16 dwelling units per acre and to maintain the current maximum of 25 dwelling units per acre as part of the City's comprehensive zoning code update by November 2010. The rezone will also specify that both owner-occupied and renter multifamily uses are allowed by right in the zone.

- The Blair Estates Project (12 acres of the 35.95 acres. APN: 046-090-016) currently has 41 CHIP homes (affordable housing) and an additional 17 lots have been entitled. This parcel is zoned Residential One-family (R-1) and designated in the General Plan as Low Density Residential (R-L). The development and entitlements on the parcel have reached the maximum density allowed under the General Plan with the approval of the Blair Estates III project on July 20, 2009, by City Council. These 12 acres will also be rezoned to R-3 during the comprehensive zoning code update. This will make available to the City an additional 12 acres for medium to higher density residential development.
- APN: 041-050-017-0 (1.65 acres) is slated for re-designation from Low Density Residential (R-L) to High Density Residential (R-H) and a rezone to R-3 with the 2008-2028 General Plan Update. This will provide further land for multi-family development that the City anticipates will develop during the 2008-2014 RHNA cycle.
- APN 040-251-009 (.556 acres) is planned to re-designate from "Limited Industrial" to "High Density Residential" and rezoned to R-3.

In addition, the City will include within the comprehensive zoning code update a proposal to allow multi-family by right in the R-3 zone thus removing the CUP requirement currently in place.

	If this proposal is rejected by City Council, staff will continue to monitor the effect of the CUP on multifamily development to eliminate any potential constraints posed by this requirement.
Policy HE-2.B:	Encourage infill development to maximize use of available land and existing infrastructure and also to eliminate unsightly and unsafe conditions of unused lots.
Program HE-2.B:	The Planning Division will continue maintaining a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Division.
Program HE-2.B.1:	The Planning Division will continue maintaining a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Division.
Policy HE-2.C:	Encourage the production of second units as appropriate.
Program HE-2.C:	Provide educational materials regarding second units in the form of brochures at City Hall and the public library.
Policy HE-2.D:	Encourage the development of market-rate housing to meet the needs of moderate- and above moderate-income households.
Program HE-2.D:	The Community Services Department will confer with real estate agents, housing developers, and financial institutions in order to identify the items necessary for the production of market-rate housing, those units affordable to moderate- and above moderate-income households. Once these items have been identified, the Planning Division will provide this information to housing developers to encourage the construction of market-rate housing.
Policy HE-2:	Reduce the cost of providing infrastructure to serve new housing constructed to meet the needs of existing and projected households.
Program HE-2.E:	Annually monitor the development processing/review procedures to minimize the time required for review by the City. The City shall continue to make available to prospective developers the option of having a pre-application meeting prior to submittal of a project application. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups, and other interested parties. This reduction in time will reduce the cost to developers and may increase the housing production in the City.
Policy HE-2.F:	Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing.
Program HE-2.F:	The City shall produce informational brochures describing the P-D process and its possibilities, identify areas of the City which may be rezoned as Planned Development districts, and identify possible development incentives for a P-D such as density bonuses, infrastructure cost sharing, and increased housing density.

- Goal HE-3:** It is the goal of the City of Orland to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.
- Policy HE-3.A:** Preserve assisted housing identified in this document as reserved for lower-income households.
- Program HE-3.A:** The City will monitor the existing affordable multi-family housing complexes in Orland to determine if any of these complexes intend to convert to market-rate housing. The City will also develop a program with the intent of identifying funding sources and other options for the preservation of at-risk affordable housing, in coordinating with nonprofit organizations and other agencies. The City will undertake the following tasks:
- Use rehabilitation funds (when available) to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental properties that are at risk of converting to market rents.
 - Monitor owners of at-risk projects on an ongoing basis, at least yearly, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
 - Maintain and annually update the inventory of at-risk projects through the use of existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee).
 - Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
 - Biannually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.
 - Annually monitor local investment in projects that have been acquired by non- or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.
 - Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify nonprofit partners, and pursue funding and preservation strategy on a project-by-project basis.

- Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance with local legislators, in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible in order to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
- Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund, and negotiate terms on a project-by-project basis.

Policy HE-3.B: Seek and support programs that address the housing needs of special groups such as seniors, disabled, farmworkers, those in need of temporary shelter, single-parent families, large families, and extremely low-income persons and households.

Program HE-3.B: Coordinate with county, state, and federal resources to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually.

There are a number of state and federal programs that provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. The City will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The city shall secure funding for at least one affordable housing program during the planning period. Programs the City will consider are:

- State Predevelopment Loan Program (PDLP)
- Multifamily Housing Program (MHP)
- Rural Development Assistance Program
- State Joe Serna Farmworker Grant Program (FWHG)
- USDA Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants

- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHOME

Policy HE-3.C: The City shall continue encouraging self-help housing development projects by agencies such as the Community Housing Improvement Program (CHIP) or Habitat for Humanity. The City shall assist in identifying possible sites for such housing development and incentives such as fee reductions, funding sources, and process streamlining techniques, and shall promote self-help housing to the public through information brochures.

Policy HE-3.D: Expand the availability of affordable housing by encouraging multifamily residential development.

Program HE-3.D: Density bonus law was amended in 2004. Under the new provisions, a bonus can be given when a project provides affordable housing, senior housing (whether affordable or not), donations of land for affordable housing condominium conversions that include affordable housing and child care facilities. Developers may also receive various zoning concessions and reduce parking standards. Development of at least 5 units are eligible for the bonus if either 5 percent of the units are affordable to very low-income households, 10 percent are affordable to low-income households, or 10 percent are affordable to moderate-income households.

The 2004 modification provided for higher density bonuses for lower-income units and lower bonuses for moderate-income units. Housing developments can apply for a 20 percent density bonus if they provide either 5 percent to very low- or 10 percent to low-income households but only a 5 percent bonus if the development provides 10 percent moderate-income units.

The amendment also initiated a sliding scale that requires an additional 2.5 percent bonus for each additional increase of 1 percent very low-income units, an additional 1.5 percent bonus for each additional 1 percent increase in lower-income units, and an additional 1 percent bonus for each 1 percent increase in moderate-income units. The total density bonus cannot exceed 35 percent. The amended statute contains specific provisions for each of the eligible types of housing (see Government Code Sections 65915-65918).

The City's Zoning Ordinance shall be amended to adhere to the 2004 statutory modifications to the state density bonus law.

The City will amend its Zoning Ordinance to after a density bonus in accordance with the state density bonus law of up to 35 percent.

Policy HE-3.E: Remove constraints to Housing Development for all special needs groups.
Program HE-3.E: Persons with disabilities have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to City of Orland housing policies and practices.

Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities, and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

Program HE-3.F: In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in Orland for six or fewer persons is permitted in all residential zones. No additional discretionary approvals are required for any kind of housing that is intended to house six or fewer persons including farmworkers. If the proposed units look like a single-family house (i.e., 2-car garage, driveway, front yard, etc.), the process is a ministerial approval.

The City will consult with Glenn County on the need for farmworker housing and potential housing sites, including sites within the City's Sphere of Influence, and support County efforts to secure funding for farmworker housing programs. The City will continue to work with local nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing.

Program HE-3.G: The City will continue offering incentives for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives.

Program HE-3.H: Pursuant to Senate Bill 2 (SB 2), the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the R-3 (Residential Multiple Family) and M-U (Mixed Use) zoning districts. The available sites in these zones are typically close to services and public transportation. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting;
- On-site management;
- Maximum number of beds or persons to be served nightly by the facility;
- Off-street parking based on demonstrated need; and

- Security during hours that the emergency shelter is in operation.
- Program HE-3.I: The City shall monitor the conditional use permit process on multi-family applications to determine whether the process impacts the timing, cost and supply of multi-family development. An assessment shall be made of multi-family projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost, and supply of multi-family housing, the City shall reconsider its position on this matter and adopt mitigations, which could include eliminating the conditional use permit process, within six months.
- Program HE-3.J: AB 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).
- The City's Zoning Ordinance allows boardinghouses and rooming houses with an approved conditional use permit (CUP) in the R-3 (Residential Multiple Family) zoning district. Additionally, guest houses and servants quarters are permitted with a CUP in all residential zones, which assumes shared kitchen facilities are available in common areas or in the primary structure on a parcel. The development standards for these are the same as other uses in the respective zone and do not constrain the development SRO types. The City will update its Zoning Code to include a definition for SROs in the same zone where boarding and rooming houses are allowed. SROs will continue to be allowed with a conditional use permit in the R-3 zoning district. The conditions for these units will continue to be minimal and will only require review by the Planning Director.
- Program HE-3.K: The City will allow for the development of housing projects for special needs residents including housing for treating and caring for the mentally ill.
- Goal HE-4:** It is the goal of the City of Orland to assure that discrimination is not a factor in the ability of households to obtain housing.
- Policy HE-4.A: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Program HE-4.A: Continue to coordinate and refer interested persons to the appropriate agencies, which may include but are not limited to the Community Legal Information Center, Mediation Center of the North Valley, Legal Services of Northern California, California Department of Fair Employment and Housing (DFEH), and US Department of Housing and Community Development (HUD). The City will act as an independent third party to discrimination complaints. The City will support housing equal opportunity programs by providing information fair housing brochures available to the public at City Hall, the public library, and other public places as appropriate.

- Goal HE-5: It is the goal of the City of Orland to promote the conservation of natural resources and energy in housing production.
- Policy HE-5.A: Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards.
- Program HE-5.A: The Building Division will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.
- Policy HE-5.B: Promote new housing construction that conserves land and resources, is cost effective, and has weather-proofing measures to reduce utility costs in new development.
- Program HE-5.B: The City will continue to promote the use of public programs such as the weatherization program administered by the Glenn County Human Resources Agency and private programs such as CARE and REACH. This will be accomplished through the provision of informational brochures that shall be made available at City Hall, the public library, and other public places as appropriate. The City will contact PG&E for the provision of brochures related to its programs. The City shall also accommodate the need for weatherization services through its existing housing rehabilitation program.
- Policy HE-5.C: Promote the use of energy conservation measures for all housing, including housing available for those with low and moderate incomes.
- Program HE-5.C: Explore opportunities to train appropriate City staff on new technology and look for opportunities to improve energy efficiency in public facilities research and consider the adoption of sustainable design practices which encourage the use of alternative energy sources to ensure future development minimizes the use of fossil fuels and greenhouse gas-emitting energy consumption.
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Status of the General Plan Implementation Progress:

One of the key elements in assessing the City's success and/or failures at implementing the General Plan is the terminology of the programs themselves. When "shall" is applied to a program, it indicates an unequivocal directive. When words such as "should", "may", and "possibly" are used, they signify a less rigid directive to be applied in the absence of compelling considerations. Therefore, for the purpose of evaluating implementation of the General Plan, only those programs that include the word "shall" have been considered.

Although the list is not all-inclusive, the following summarizes the implementation progress of the various elements of the General Plan for the year 2011.

Land Use Element:

The Land Use Element (2003 General Plan) constitutes the framework for land use planning in Orland to the year 2020. This Element designates the location and extent of land use categories such as housing, business, industry, public facilities, and open space. It includes policies and a land use diagram. The progress toward implementation includes the continued processing of development projects for conformance to the Land Use Element and the on-going update to the Zoning Ordinance.

There were no major amendments, Specific Plans or Master Plans completed for this Element in 2011.

The City Council adopted the updated 2008-2028 General Plan on February 21, 2012, which will be used as the basis for the next year's (2012) Annual Report.

Circulation and Transportation Element:

The Circulation and Transportation Element provides guidance and specific actions to ensure the continued safe and efficient operation of the City's circulation system. The Circulation and Transportation Element provides a framework to guide transportation planning throughout the City. This Element assesses the current circulation conditions in the area and analyzes improvements to support new development anticipated within the Land Use Element of the General Plan. The progress toward implementation includes ongoing review of development projects for conformance to this Element.

In 2011, Caltrans installed ADA ramps on the State Route 32 overpass to accommodate pedestrian traffic traveling on Newville Road.

There were no major amendments to this Element in 2011.

The City Council adopted the updated 2008-2028 General Plan on February 21, 2012, which will be used as the basis for the next year's (2012) Annual Report.

Safety and Seismic Safety Element:

This Element addresses the issues of hazardous waste management and emergency response preparedness, and provides policies for the protection and safety of the general public concerning seismic and geologic hazards, flooding, hazardous materials, rail-related hazards, and wildland fires.

In 2011, all City employees attended a week-long Emergency Operations Center (EOC) training that was structured around flooding with City of Orland participating as a support function for flood evacuees as a part of maintaining the Standardized Emergency Management System (SEMS). Training is on-going. The City also adopted the new Building Codes for mandatory fire sprinkler systems beginning January 1, 2011.

In 2011, the City of Orland joined FEMA and continues to participate in the Program.

There were no major amendments to this Element in 2011. The progress toward implementation includes ongoing review of development projects for conformance to this Element.

The City Council adopted the updated 2008-2028 General Plan on February 21, 2012, which will be used as the basis for the next year's (2012) Annual Report.

Open Space and Conservation Element:

This Element combines the Open Space and the Conservation Elements. This Element addresses a variety of open space issues, including preservation of natural resources (fish and wildlife habitat); air quality and water quality; managed production of resources (agriculture, and mineral production); outdoor recreation, including areas of scenic, historic, and cultural value; and open space for health and safety.

The Element incorporates policies to address the acquisition, management, preservation, and conservation of parks, open space, and natural resources. The progress toward implementation includes ongoing review of development projects for conformance to this Element.

There were no major amendments to this Element in 2011. The progress toward implementation includes ongoing review of development projects for conformance to this Element.

The City Council adopted the updated 2008-2028 General Plan on February 21, 2012, which will be used as the basis for the next year's (2012) Annual Report.

Noise Element:

This Element includes information based upon various sources, including field measurements of community noise levels, observations of existing traffic levels, existing City land uses and projections for future land uses, and transportation (road and rail) activities.

There were no major amendments to this Element in 2011. The progress toward implementation includes ongoing review of development projects for conformance to this Element. The City Council adopted the updated 2008-2028 General Plan on February 21, 2012, which will be used as the basis for the next year's (2012) Annual Report.

Housing Element: Discussed separately below on forms prescribed by HCD.

The City has successfully implemented a fair number of programs contained in its 2003 General Plan. With the adoption of a new, comprehensively updated General Plan in February of 2012, the City will continue to seek to implement the programs contained in its General Plan document. Many of the programs that were not yet implemented from the City's 2003 General Plan directly related to development activity and Zoning Code amendments that still remain to be completed as directed by the recently adopted 2008-2028 General Plan.

Those programs related to development have been particularly difficult for the City of Orland to implement due to the decline in developer application volume since the burst of the housing bubble in 2007. Understandably, the City has also forgone major updates of the Zoning Code due to local and state budget limitations. Nevertheless, a City's Zoning Ordinance is required to be consistent with its general plan (Government Code Section 65860) and staff is currently undertaking a work planning effort that incorporates Zoning Code changes within the 2012-2013 Planning Division work plan. To this end, staff is currently in the process of preparing a list of the most important Zoning Code updates for City Council consideration in preparing the City's 2012-2013 budgets and annual work plan. This list is inclusive of those updates that are needed to comply with state housing law and that can be implemented with minimal cost to the City. Upon review of this list by the Planning Commission and the City Council, staff would then request that the Council direct staff to prepare draft revisions to the Zoning Code as appropriate.

Regional Housing Needs Summary:

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Needs Allocation (RHNA) for Glenn County. The RHNA identified a need for 2,537 new residential units in Glenn County over a 7 ½ year period (January 1, 2007 to June 30, 2014).

The need for 2,537 units was shared and distributed among each of the communities in the County. Thus, the City's share of regional housing need was determined to be 621 units or about 80 units per year over the 7 ½-year period. In an attempt to provide sufficient housing for all income levels in the City, HCD further divided these 621 units among the various economic groups identified in Table 2 below.

Table 2
Summary of the City of Orland's Regional Housing Needs; 2007-2014

<u>Economic Group</u>	<u>Units Needed</u>
Very Low Income	130
Low Income	110
Moderate Income	122
Above Moderate Income	259

TOTAL:

621

**Source: Revised Regional Housing Needs Plan, Glenn County, HCD, 2011.*

As units are constructed in the City, these units are “assigned” to one of the economic groups identified in **Table 2**. This is done for the purpose of assessing the City’s progress toward meeting its share of regional housing needs for each economic segment of the community. However, in order to do so, it is first necessary to define the various economic groups as well as establish maximum housing affordability for each group (see **Table 3**).

Table 3
2011 State Income Limits and Home Affordability for the Various Economic Groups

Income Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability ^{2,3}	Maximum Affordable Purchase Price ⁴
Very Low Income	\$28,600	\$ 357.50	\$ 79,920
Low Income	\$45,760	\$ 800.80	\$178,920
Moderate Income	\$68,640	\$2,202.20	\$492,240

¹: Median Income = \$57,200

²: Very Low Income = $\$28,600 \times 0.30 \times 0.50/12$

Low Income = $\$45,760 \times 0.30 \times 0.70/12$

Moderate Income = $\$68,640 \times 0.35 \times 1.10/12$

³: The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.

⁴: The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals could qualify for a 30-year, 5.0 percent fixed-rate mortgage with a 20% down payment.

The maximum monthly housing affordability was determined using the 2011 State Income Limits published by HCD as well as the criteria for determining affordability outlined in California Health and Safety Code Sections 50052.5 and 50093.

2011 Development Activity

Between January 1, 2011 and December 31, 2011, 44 single-family dwellings were added to the City’s housing stock. In order to determine how these units affect the City’s remaining share of regional housing needs, city staff compared each unit’s building inspector’s valuation with the maximum affordable purchase price identified in **Table 3** above. In this manner, it was determined that 40 of the new units qualify as housing for moderate income households and four units qualify as housing for low income households.

When these units are included, a total of **509** units have been added to the City’s housing stock during the current RHNA period (i.e., January 1, 2007 to December 31, 2011). These 509 units are comprised of: 18 units for very low income households; 139 units for low income households; 240 units for moderate income households; and 112 units for above moderate income households.

When these units are deducted from the State's projected housing need for the City, 112 very low-income units, 0 low-income units (surplus of 29), 0 moderate-income units (surplus of 118), and 147 above moderate-income units are still needed to be planned for prior to June 30, 2014.

Conclusion

Since March 2003, when the version of the General Plan upon which this report was prepared was adopted, and July 2010 and October 2011 when the Housing Element was most recently updated, the City has made notable progress toward implementing the programs contained within the General Plan. Further, between January 2007 and October 2011 when the current Regional Housing Needs were allocated and revised, the City has made considerable progress toward fulfilling its share of the regional housing need allocation.

CA Department of Housing and Community Development (HCD)

**Housing Element Implementation
Annual Progress Report Form**

Reporting Year 2011

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orland
Reporting Period 1-Jan-11 - 31-Dec-11

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

very Low, Low, and Moderate income households.

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8			
Project Identifier (May be APN No., project name or address)	Unit Category	Tenure Renter Owner	Affordability by Household Income				Total Units per Project	Eligible Units	Assistance Programs for Each Developed Unit	Deed Restrictions	Note below the number of units developed to be affordable without financial or deed restrictions and attach an explanation if more than one unit in the project is not affordable. See instructions.			
			Very Low Income	Low Income	Moderate Income	Above Moderate Income								
045-370-033	SF	O	1				1					1		
045-370-032	SF	O	1				1					1		
041-271-005	SF	O	1				1					1		
041-271-004	SF	O	1				1					1		
(9) Total of Moderate and Above Moderate from Table A3								40	0					
(10) Total by income Table A/A3			4	40										
(11) Total Extremely Low-Income Units*														

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

on Housing Element Implementation

(CCR Title 25 Section 6202)

Explanation to TABLE A

Between January 1, 2011 and December 31, 2011, 44 single-family dwellings were added to the City of Orland's housing stock. In order to determine how these units affect the City's remaining share of regional housing needs, city staff compared each unit's sales price, current advertised price, or building inspector's valuation with the maximum affordable purchase price identified in **Table A1** below. The maximum monthly housing affordability was determined using the 2011 State Income Limits published by HCD as well as the criteria for determining affordability outlined in California Health and Safety Code Sections 50052.5 and 50093.

Table A1
2011 Threshold of Affordability

Income Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability ^{2,3}	Maximum Affordable Purchase Price ⁴
Very Low Income	\$28,600	\$357.50	\$79,920
Low Income	\$45,760	\$800.80	\$178,920
Moderate Income	\$68,640	\$2,202.20	\$492,240

¹ Median income = \$57,200

Very Low Income = 50% of Median Income

Low Income = 50 to 80% of Median Income

Moderate Income = 80 to 120% of Median Income

² Very Low Income = $\$28,600 \times 0.30 \times 0.50/12$

Low Income = $\$45,760 \times 0.30 \times 0.70/12$

Moderate Income = $\$68,640 \times 0.35 \times 1.10/12$

³ The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.

⁴ The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals could qualify for a 30-year, 5.0 percent fixed-rate mortgage with a 20% down payment.

The four affordable housing units are owner occupied single-family dwellings located at 115 Alexander Park (045-370-033), 111 Alexander Park (045-370-032), 1377 Edith Circle (041-271-005), and 1381 Edith Circle (041-271-004).

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orland
Reporting Period 1-Jan-11 - 31-Dec-11

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	40	0	0	0	0	40	
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orland
Reporting Period 1-Jan-11 - 31-Dec-11

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted											112
	Non-deed restricted			18	0						18	
Low	Deed Restricted											-29
	Non-deed restricted			110	25	4					139	
Moderate	Deed Restricted											-118
	Non-deed restricted			193	7	40					240	
Above Moderate				98	14						112	147
Total RHNA by COG. Enter allocation number:				419	46	44					509	112
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orland
Reporting Period 1-Jan-11 - 31-Dec-11

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
Program HE-1.A: Housing Inspection Program		Safe housing of all income levels.	Ongoing, 2009-2014	The City of Orland Building Division and Building Inspector undertake building safety inspections for all new units structures and all structures being modified through the building permit process to continue to ensure safety in the City's housing stock.
Program HE-1.B: Housing Rehabilitation Program		Continue the City's programs to provide financial assistance to owner and renter lower-income households for housing rehabilitation.	Ongoing/ Annually	Housing Rehabilitation Program information is readily available at City Hall and the Library. The City did not apply for CDBG funding during 2011. The City continues to use 2009 HOME grant funds (\$800,000 grant) for rehabilitation and down-payment assistance. This program will end in May 2012.
Program HE-1.C: First Time Homebuyers Program		Continue the City's First-Time Homebuyers Program to assist in the home buying opportunities for lower-income households.	Annually	Housing Rehabilitation Program information is readily available at City Hall and the Library. The City did not apply for CDBG funding during 2011. The City continues to use 2009 HOME grant funds (\$800,000 grant) for rehabilitation and down-payment assistance. This program will end in May 2012.
Program HE-1.D: Infrastructure Provision and Financing		Minimize infrastructure costs for residential development by identifying infrastructure needs and coordinating and streamlining infrastructure financing programs.	Ongoing/ Annually	The City of Orland is currently in the process of reviewing the City's Development Impact Fee Program to identify study needs and intends to pursue funding for an update to the existing fee study in FY 2012-2013.
Program HE-1.E: General Plan and Housing Element Periodic Review and Update		Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.	Ongoing	The City of Orland adopted a comprehensive update to the City's General Plan in February of 2012. The comprehensive General Plan update directs that the City will pursue an update to the Zoning Code and the various implementing documents in the coming years.
Program HE-1.F: Zoning Ordinance Review and Update		Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.	Ongoing/ Annually	The City of Orland is currently reviewing its Zoning Ordinance to identify and prepare a Plan by which to formulate and incorporate amendments as necessary based upon the recently updated General Plan and the recently amended and readopted Housing Element.
Program HE-1.G: Technical Advisory Committee Review		Continuation of TAC meetings.	Ongoing	The City of Orland continues to utilize the TAC review process for all new development applications.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Orland	Reporting Period	1-Jan-11 - 31-Dec-11		
Program HE-2.A: Medium and High Density Residential Sites	Increase the number of sites available for medium- and high-density residential development, particularly medium-density residential sites.	November 2010 and Ongoing	The City of Orland adopted a comprehensive update to the City's General Plan in February of 2012. As part of that effort, the City increased the permitted density range in the High-density land use designation and increased the number of sites available for medium - and high- density development as directed by Program HE-2.A. The City of Orland believes that it has sufficient lands now designated with the medium- and high- density designations to accommodate the City's adopted RHNA numbers.		
Program HE-2.B: Residential site development program	Identification of vacant and underutilized residential land and its development potential and assist in identifying ways to	Annually	The City of Orland maintains and updates its GIS system to assist staff in identifying vacant parcels and opportunities for new residential development.		
Program HE-2.B.1: Small lot development program	Identification of vacant and underutilized residential land and its development potential and assist in identifying ways to remove the constraints to its development.	Annually	The City of Orland maintains and updates its GIS system to assist staff in identifying vacant parcels and opportunities for new residential development.		
Program HE-2.C: Second Units	Encourage the production of second-unit housing to meet the needs of the expanding Orland population.	Ongoing	The City of Orland has adopted a Second Dwelling Unit Ordinance codified in Title 17, Section 17.76.130 allowing for an establishing guidelines for the development of second dwelling units in the City of Orland.		
Program HE-2.D: Housing Opportunities Program	Encourage the production of market-rate housing for households with incomes of 80 percent or more of Glenn County Area Median Income.	Annually	The City of Orland actively encourages the development of market-rate and above housing within the City and works to remove any identified barriers to such if impediments are identified.		
Program HE-2.E: Development Processing System Review Program	Minimize processing time for development permits, especially those for affordable residential projects and projects that conform to City development requirements.	Annually	The City of Orland has seen a decline in the volume of development applications submitted to the City and thus has been able to rapidly and expeditiously process all applications in a timely manner and in timeframes shorter than the City's historic average.		
Program HE-2.F: Planned Development	Encourage planned developments.	Jan-10	The City of Orland updated General Plan actively encourages planned developments and the use of planning tools such as master plans and specific plans.		
Program HE-3.A: Affordable Housing Preservation	The establishment of a program to monitor and preserve affordable housing at risk of converting to market rate through a program that includes notification to owners and tenants and participation in federal, state, and local preservation programs.	Ongoing	There were no at-risk affordable housing units that converted to market rate during 2011. However, both the Newport Village and Shasta Garden Apartments are at risk within the next 10 years. The City has continued to monitor the affordable housing units in Orland for risk of conversion and identify funding sources and options for the preservation of at-risk affordable housing, in coordination with nonprofit organizations and other agencies.		

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Orland	Reporting Period	1-Jan-11 - 31-Dec-11		
Program HE-3.B: Funding for Affordable Housing Development	Encourage and connect developers with the most feasible and appropriate available housing programs provided by the state and federal government that meet the needs of existing and future residents.	Annually and as funding permits	The City continues to apply for funding to provide financial assistance for the production of affordable housing and associated infrastructure.		
Program HE-3.C: Self-Help Housing Development Program	Continue to encourage self-help housing for lower-income households	Annually	The City is actively working with the Community Housing Improvement Program (CHIP) on Phase II of the Villa La Michelle project in northwest Orland to build an additional 25 lower-income, self-help residential dwelling units in the City.		
Program HE-3.D: Density Bonus Program	The production of low- and moderate-income housing.	Jan-10	The City of Orland follows all State of California Density Bonus programs for development within the City. The City has not received any applications requesting a density bonus nor qualifying for a density bonus in this reporting cycle.		
Program HE-3.E: Removal of Governmental Constraints to Housing Development for Persons with Disabilities	The identification and removal of possible governmental constraints to the development of housing for persons with disabilities	Aug-10	The City conducted an assessment of wheelchair accessibility for City sidewalks and as a result, 129 sites were found that were determined to be in need of retro-fitting. The City secured \$50,000 in CDBG funds in 2009 to complete the necessary revisions to 10 of the sidewalks sites. In 2011, the 10 sites were retro-fitted. Funding sources continue		
Program HE-3.F: Agricultural Employee Housing	Allow for agricultural employee housing.	Annually	The City of Orland follows all State of California laws related to farmworker and agricultural employee housing. The City has not received any development applications for this type of housing in this reporting period.		
Program HE-3.G: Large Household Housing	Facilitate the development of households for five or more persons.	2009-2014	The City will continue to provide incentives to assist the development of larger rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives.		
Program HE-3.H: Emergency Shelters/Transitional and Supportive Housing	Provide zoning for emergency shelters and transitional and supportive housing.	Aug-10	The City has continued to support local and regional public assistance programs for the homeless. The City's Grants Administrator attends the Glenn County Continuum of Care meetings. The existing Zoning Ordinance does not specify the use of emergency/transitional shelters. The revised Zoning Ordinance will include the use of these types of shelters in the Public Facilities and Light Industrial Zoning Districts.		

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Housing Element Implementation

(CCR Title 25 §6202)

City of Orland		1-Jan-11 - 31-Dec-11		
Jurisdiction	Reporting Period			
Program HE-3.I: Conditional Use Permit Process for Multi-family Projects	Ensure that the conditional use permit process for multi-family projects of greater than four housing units does not impact the timing, cost, and supply of multi-family development.	Annually	The City of Orland Zoning Ordinance does require a Conditional Use Permit to construct multi-family dwellings in the R-2 and R-3 zone districts however the City of Orland has never denied an application for such housing when consistent with the General Plan and site zoning. A historical review of all of the multi-family projects submitted to the City reveals that all projects that have sought permission to construct new multi-family housing have been approved by the City and a Conditional Use Permit was issued for this purpose.	
Program HE-3.J: Single-Room Occupancy Units	Amend the Zoning Code to address Assembly Bill (AB) 2634.	Aug-10	The City's Zoning Code allows boardinghouses and rooming houses with an approved conditional use permit (CUP) in the R-3 (Residential Multiple Family) zoning district. Additionally, guest houses and servants quarters are permitted with a CUP in all residential zones.	
Program HE-3.K: Housing for Special Needs Population including housing for mentally ill	Support the construction of housing for the mentally ill and other special needs residents.	Continuous	The City of Orland approved the only development application it received in 2011 specifically identifying that the facility was intend for an identified special needs group. The project involved the conversion of an existing residential dwelling unit to accommodate a large-family day-care use.	
Program HE-4.A: Housing Discrimination and Housing Equal Opportunity	Prevent housing discrimination and promote equal housing opportunities.	Ongoing	The City of Orland actively promotes equal housing opportunities through programs that include making documents available to non-english speakers and providing referral services and resource information to under-served or disadvantaged communities.	
Program HE-5.A: Implement State Energy Conservation Standards	Promote energy and resource conservation wherever possible.	Ongoing, as projects are processed through the Building Division.	The updated and recently adopted City of Orland General Plan encourages the use of alternative energy technologies and supports energy conservation and green energy programs. The City has adopted, implements and enforces the requirements of the California Green Building Code for all development in Orland.	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Orland		
Reporting Period	1-Jan-11	-	31-Dec-11
Program HE-5.B: Energy Conservation and Assistance Programs	Promote energy conservation and assistance programs, both public and private, specifically targeted to lower-income households.	Ongoing, 2009-2014	The updated and recently adopted City of Orland General Plan encourages the use of alternative energy technologies and supports energy conservation and green energy programs. The City has adopted, implements and enforces the requirements of the California Green Building Code for all development in Orland.
Program HE-5.C: 2008-2009 Orland General Plan Energy Element	Incorporate energy conservation programs of the 2008-2028 Orland General Plan Energy Element relevant to residential buildings into the City's Zoning Ordinance.	2009, through the adoption of the Orland General Plan.	The updated and recently adopted City of Orland General Plan encourages the use of alternative energy technologies and supports energy conservation and green energy programs. The City has adopted, implements and enforces the requirements of the California Green Building Code for all development in Orland.

General Comments: